

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14362 of the President and Director of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for the further processing under the Georgetown University Campus Plan to permit the construction of a university center in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 3121, Lot 1).

HEARING DATE: November 20, 1985

DECISION DATE: November 20, 1985 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (William F. McIntosh, Charles R. Norris, Patricia N. Mathews and Carrie L. Thornhill to grant, Douglas J. Patton not present, not voting).

FINAL DATE OF ORDER: March 4, 1986.

ORDER

The subject application was granted by the Board by Order No. 14362, dated March 4, 1986. On April 30, 1986, counsel for the applicant filed a timely request for Board approval of modifications to the plans previously approved by the Board pursuant to Section 506 of the Supplemental Rules of Practice and Procedure before the BZA. The applicant proposed the following changes:

- A. The footprint of the building would be slightly modified at the direction of the Office of the District of Columbia Fire Marshall, to add a new egress stair on both the east and west sides of the building.
- B. The cover would be removed from the east entrance walkway at level 2.
- C. The 1,000 seat auditorium/theater would be deleted from the plans and its construction deferred until a later time.
- D. Various other minor architectural refinements would be made, including reconfiguration of the west bridge, the elevator pit and mechanical shaft on level G, the plaza plans on level 2, and the

penthouse; deferral of the construction of four skylights; enlargement of the mechanical/electrical room on level A; addition of a clock tower to the elevator structure near the east entry and a storage area on level 2; and simplification of the exterior brickwork.

The applicant argued that these modifications were proposed in order to meet certain fire safety requirements, meet certain of the applicant's budgetary restraints, improve the appearance of the building, unify the architectural design and improve the interior functioning of the building. The applicant further argued that the requested changes were all minor revisions to the previously approved plans.

Advisory Neighborhood Commission 2E by letter dated May 1, 1986 offered no objection to the proposed modifications.

The Board concludes that the proposed modifications are all minor revisions to the previously approved plans. No additional zoning relief is required to approve these modifications. There is no change in the height, yards, courts, number of parking spaces or other relevant zoning computations, except for a minor reduction in overall lot occupancy and FAR resulting from the requested modifications to the plans. The Board further concludes that the material facts relied upon by the Board relative to the original application are unaffected by the proposed modified plans.

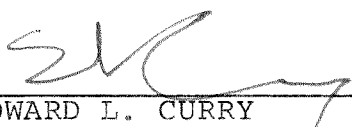
It is therefore ORDERED that the modification of plans is APPROVED and that the plans marked as Exhibit No. 28A of the record are hereby approved, and shall be substituted for those originally approved by the Board and marked as Exhibit No. 20A of the record. In all other respects, the Order dated March 4, 1986 shall remain in full force and effect.

DECISION DATE: May 7, 1986

VOTE: 4-0 (William F. McIntosh, Carrie L. Thornhill, Charles R. Norris to approve; Patricia N. Mathews to approve by proxy; and Paula Jewell not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: 30 MAY 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14362 of the President and Directors of Georgetown College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 for the further processing under the Georgetown University Campus Plan to permit the construction of a university center in an R-3 District at premises 3800 Reservoir Road, N.W., (Square 3121, Lot 1).

HEARING DATE: November 20, 1985

DECISION DATE: November 20, 1985 (Bench Decision)

FINDINGS OF FACT:

1. By Order dated August 27, 1984 in Application No. 14149, the Board unanimously granted the Applicant the right to construct and use a university center in an R-3 District at premises 3800 Reservoir Road, N.W.

2. By Order dated May 29, 1985, in Application No. 14149 the Board unanimously granted modifications to the plans.

3. The purpose of this application is to seek further modifications to the plans. As a result of further design refinements made by the University to improve the internal efficiency of the structure, while keeping construction costs to a minimum, additional design changes have been made to the plans. Since these changes occurred after the initial 6 month time period from the date of the original order, a new application is required.

4. The Board incorporates by reference all the Findings of Fact and Conclusions of Law contained in BZA Orders No. 14149, dated August 27, 1984 and May 29, 1985, copies of which are attached.

5. The requested modification will not change the conditions and circumstances originally before the Board in Application No. 14149 and the material facts relied upon by the Board are unaffected. Specifically, the use, location, shape and configuration of the project are the same. The size of the building is less than the 349,825 square feet of gross floor area permitted by the approved Campus Plan.

6. The following chart compares the previous Board decisions with the proposed plans:

<u>Scheme</u>	<u>Gross Floor Area</u>	<u>Building Coverage</u>
Original Plans (8/27/84	302,823 s.f.	158,298 s.f.
Modified Plans (5/29/85)	318,447 s.f.	156,055 s.f.
proposed plans	306,234 s.f.	158,267 s.f.

7. The project architect described the proposed changes to the architectural drawings as follows:

a. Level A (Elevation 148) - This plan has eliminated the east loading dock and reconfigured the entrance area. The north loading dock area has been enlarged and the Support Services space to the west has been reduced.

b. Level 1 (Elevation 161) - This plan has been reconfigured with all of the major program elements being retained. Some elements have grown slightly while others have been reduced. The faculty club has been removed from the level 2 (Elevation 181) plan and has been combined with the existing restaurant. The east entrance bridge has been made smaller and is not enclosed.

c. Level 2 (Elevation 181) - The east bridge is no longer a part of the plaza level (it is open). The "greenhouse" pavillion has been eliminated. The guest facility has one 27 foot bay removed from the east side. The Student Activities Building has had one 31.5 foot bay added to the south side.

d. Level 3 (Elevation 193) - The guest facility has has one 27 foot bay eliminated on the east side. This repeats on all upper levels.

e. Sections - The solar panel support structure and associated attic space has been eliminated. Penthouses will now house mechanical equipment on the roof.

8. The Office of Planning, (OP) by memorandum dated November 13, 1985 and through testimony of a representative at the public hearing, recommended approval of the application. OP noted that the application is essentially the same as originally approved by the Board. The modifications are minor and can be granted without impairing the intent, purpose or integrity of the Zoning Regulations and without adversely affecting the use of neighboring properties. The Board so finds.

9. ANC 2E, by resolution dated November 6, 1985, voted to support the application. The ANC's written issues and concerns were that the ANC had already approved the Campus Plan including the University Center, that the

application is consistent with the University's development plans for the campus, that the proposed building is actually smaller than building originally approved by the Board, that the proposed building is located entirely within the boundaries of the University and that the building will not be visible from adjacent residential areas. The Board concurs with the reasoning and recommendation of the ANC.

10. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that Findings of Fact and the Conclusions of Law set forth in Orders No. 14149, dated August 27, 1984 and May 29, 1985 are still valid, except as modified herein, and are applicable to the subject application. The Board further concludes that it has accorded to the ANC the "great weight" to which it is entitled. Accordingly, it is ORDERED that the subject application is GRANTED. The building shall be constructed in accordance with the plans filed in the record marked as Exhibit NO. 20A of the record in Case No. 14362.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Patricia N. Mathews and Carrie L. Thornhill to grant, Douglas J. Patton not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



CECIL B. TUCKER
Acting Executive Director

FINAL DATE OF ORDER: 04 MAR 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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